

**Benton County Planning Board**

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## **COMMERCIAL/INDUSTRIAL SITE PLAN REVIEW PLANNER'S TECHNICAL REPORT**

**21153 AR HWY 16, SILOAM SPRINGS, AR, 72761**

### **EXECUTIVE SUMMARY**

The owner, Barnett Enterprises, proposes to establish a warehouse facility of 67,950 sq. ft. on a vacant pasture located at 21153 AR Hwy 16, Siloam Springs. The applicant is not requesting any waivers:

The warehouse will be open 6:00am – 5:00pm and will house 1-5 employees. Staff has determined that the proposed 67,950 s.f. building will require 132 spaces on-site including 5 accessible ADA compliant parking spaces.

The warehouse use will be accessed by a driveway from Highway 16. The applicant has been granted permission to construct said drive by the Arkansas Highway and Transportation Department per a driveway access permit dated April 7, 2014. The applicant expects there to be between 20-25 trucks per week loading and unloading.

On April 9, 2014, the applicant attended the Development Review Committee Meeting where representatives from the Health, Planning & Building Departments, Planning Board and Fire Marshall were in attendance.

Applicant submitted a site plan on April 23, 2014 which met staff's requirements. Therefore, the application is being scheduled for Technical Advisory Committee meeting on May 7, 2014.

The following items remain outstanding:

1. Certified Mail Receipts submitted to Staff
2. Applicant to confirm the type and location of proposed lighting on site
3. Applicant to confirm location of dumpsters on site
4. Submit a service confirmation letter for landscape maintenance
5. ADEQ permit to discharge stormwater
6. Confirm the height of the proposed berms
7. Label front building setback line
8. Applicant is seeking a variance from parking reqs. 132/5 to 35/2

### **Considerations for the Planning Board**

#### **I Request for Site Plan Approval:**

- a. Standard Conditions – that applicant agrees to the standard conditions;
- b. Variance from parking requirements

## **PROJECT INFORMATION**

**Applicant/Owner:** Jonathan Barnett

**Address of subject property:** 21153 AR Hwy 16 Siloam Springs, 72761

**Parcel ID:** 18-12741-000

**Parcel Size:** 7.5 acres (commercial area)

**Current Land Use:** Pasture and Timber

**Proposed Land Use:** To construct 67,950 sq. ft. warehouse with access from Hwy 16

The facility will be open 6:00am – 5:00pm. The facility will be used to store finished products on pallets and no operational activities will occur. The facility will house 1-5 workers and on average would receive 20-25 trucks per week with seasonal spikes in traffic. The applicant is requesting a variance from the parking requirements of 97 spaces:

**Attachments:** The following drawings and documents are attached:

1. Site Plan
2. Aerial photo

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## **PLANNING ANALYSIS**

### **Description of Property and Surrounding Area**

The subject property is located on the west side of Highway 16. The corporate limits of the City of Siloam Springs are to the west and north of the property.

The overall land area is 7.5 acres. The subject land has industrial uses to the east and west with residential on the south side and pasture and timber to the north. Please see Location Map attached.

According to staff research, the property is not located in a Benton County MS4 area or a floodplain.

### **Background information:**

On April 9, 2014, applicant attended a Development Review Committee meeting. On April 23, 2014 the applicant's agent Ron Homeyer of Civil Engineering Inc. submitted an application for site plan review. An interdepartmental review form was sent to the following: Health Dept., Road Dept., Building Dept., Fire Marshal, AHTD, Administrator of General Services, Benton County 911 Administration, Administrator of Public Safety and the City of Siloam Springs. Additionally at the request of the Benton County Fire Marshal a review form was sent to the Siloam Springs Fire Chief.

## **TECHNICAL REVIEW OF SITE PLAN**

### **Parcel Information**

The proposed project area consists of a 7.5 acre parcel. The current parcel was split from a larger 40 acre tract on April 22, 2014. The tract split was reviewed and approved by the Siloam Springs Planning Commission.

### **Noticing Requirements**

Applicant has not provided staff with proof of notification.

### **Building Setback**

Required: A sixty five (65) foot setback measured from the center line of the fronting road or twenty-five (25) feet from the fronting property line, whichever is greater is required.

Comment- The side and rear setbacks are within compliance with county regulations. The front setback is not shown on the current site plan.

### **Parking Requirements**

Required: Parking calculations are based on Commercial Uses, which stipulates five spaces for every 2000 s.f. plus 1 space per employee per shift plus 1 space for every company owned vehicle.

Comment: The proposed structure with a GFA of 67,950 s.f. would require 132 parking spaces including five (5) accessible spaces on-site.

The applicant has confirmed on the site plan that there will be 35 spaces including 2 spaces that conform to the Americans with Disabilities Act. The surface type will be concrete.

The applicant is requesting a variance from the parking requirements of 97 spaces

### **Site Features- Loading area**

Comment: The loading area for the proposed warehouse is located on the west side of the building and has dimensions of 80x62.33 ft., along with a drive aisle of 422.26 ft. along both the north and south sides of the building.

### **Site Features – Lighting**

Applicant has not indicated on the site plan that there will be any outdoor lights on this facility.

### **Parking Buffer**

Required: Adjoining incompatible uses should be screened with landscaping, walls, berms, or similar treatments.

Comment: Applicant has shown on the site plan a berm along the south property line a vegetative buffer of White Pines (5 gal) with Red Cedar (2 gal) spaced at the midpoint of the Pines. Each will be 20' apart. Applicant to confirm maintenance and the height of the berms.

### **Access Driveways**

Required: The design and construction shall be in accordance with the standards as presented in the Benton County Road Plan.

Comment: An access driveway from Highway 16 is proposed. Applicant has applied and been granted a permit for a drive from Highway 16. Bobby Keeton of AHTD has no additional comments on this proposal.

### **Site Services - Drainage/ Stormwater Management Plan**

Required: Applicant is required to indicate on plan storm drainage infrastructure and to provide an off-site drainage study. If study indicates an increase in peak flow discharge downstream, the developer shall construct a detention facility or an alternative LID methodology that shall control the peak runoff rate. The County also recommends minimizing impervious surface to limit the need for such facilities.

Comment: The subject property is not located in an MS4 area. The applicant has provided staff with a Stormwater Management Plan.

### **Site Services - Sewage Disposal**

Required: Regardless of development size, a state-approved septic disposal method is required of all commercial and industrial developments. All disposal system criteria must meet or exceed septic requirements as established by the Arkansas Department of Health in accordance with Act 402 of 1977 as amended.

Comment: Applicant submitted a service agreement form the City of Siloam Springs confirming service.

### **Site Services - Water Service**

Water service is provided by Siloam Springs Water Utilities dated April 23, 2014. Applicant provided this information on April 23, 2014.

### **Site Services - Electrical Power Supply**

The City of Siloam Springs has provided a letter dated April 23, 2014, noting that they will provide electric power to the site.

### **Site Services - Firefighting Provision**

**Benton County Fire Marshall**, Marc Trollinger, attended the DRC. He indicated that Siloam Springs Fire Department would provide the review for this project.

Chief Neely provided his comments on May 1, 2014 stating that the goal was to provide a fire flow of 4,000 gpm for four hours and would require 4 hydrants.

### **Site Services - Solid Waste Disposal**

Applicant is to confirm the location of dumpsters on the site plan. On April 23, 2014 the applicant

provided a service agreement from the City of Siloam Springs stating that they would provide solid waste services on-site.

### **Environmental Compliance**

Applicant has indicated that no chemicals will be stored on-site. Benton County Emergency Management Agency provided a letter dated April 28<sup>th</sup>, 2014 stating that Barnett Enterprises are in compliance with SARA Title III and Tier II.

### **OUTSTANDING ISSUES**

1. Certified Mail Receipts submitted to Staff
2. Applicant to confirm the type and location of proposed lighting on site
3. Applicant to confirm location of dumpsters on site
4. Submit a service confirmation letter for landscape maintenance
5. ADEQ permit to discharge stormwater
6. Confirm the height of the proposed berms
7. Applicant needs to identify the front setback on the site plan
8. Applicant is seeking a variance from parking requirements of 97 spaces

### **CONSIDERATIONS FOR THE PLANNING BOARD**

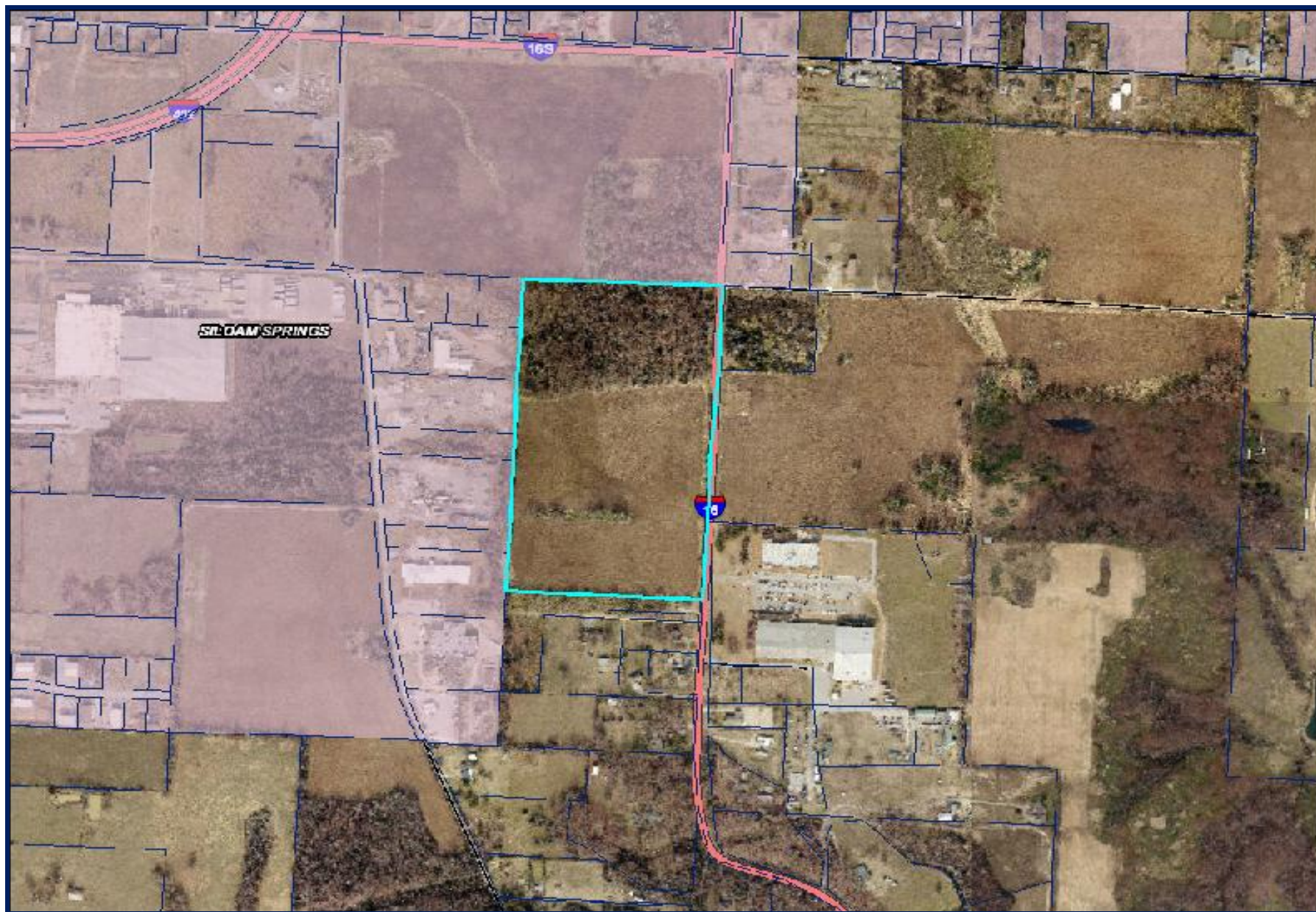
The proposed construction of a 67,950 sq. ft. warehouse was reviewed by planning staff to ensure compliance with the Planning Ordinance.

- I. Request for Site Plan Approval- The Planning Board may consider the following stipulations in their decision:
  - a. Standard Conditions – that applicant agrees to the standard conditions;
  - b. Variance Application – Parking regulations 132 to 35

**Prepared by: Michael McConnell, Senior County Planner**

**Reviewed by: Kevin Gambrill, AICP  
Taylor Reamer**





LOCATION MAP

